| 095.0 | 0002 | 0014.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 984,500 | / | 984,500 |
| USE VALUE: | 984,500 | / | 984,500 |
| ASSESSED: | 984,500 | / | 984,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 69 | | FALMOUTH RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TIKONOFF MATTHEW & LAURA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 69 FALMOUTH RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HOLDSWORTH MARY E - |
| Owner 2: | LIFE ESTATE - |
| Street 1: | 69 FALMOUTH RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2246 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6711.000 | 549,600 | | 434,900 | 984,500 |
| Total Card | 0.154 | 549,600 | | 434,900 | 984,500 |
| Total Parcel | 0.154 | 549,600 | | 434,900 | 984,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.43 | /Parcel: 438.43

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 62256 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/21/16 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0014.0

!7799!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 549,600 | 0 | 6,711. | 434,900 | 984,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 534,800 | 0 | 6,711. | 434,900 | 969,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 508,500 | 0 | 6,711. | 434,900 | 943,400 | 943,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 377,600 | 0 | 6,711. | 434,900 | 812,500 | 812,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 361,200 | 0 | 6,711. | 372,800 | 734,000 | 734,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 361,200 | 0 | 6,711. | 347,900 | 709,100 | 709,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 358,200 | 0 | 6,711. | 298,200 | 656,400 | 656,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 349,800 | 0 | 6,711. | 267,200 | 617,000 | 617,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:12:04 |

**LAST REV**

| Date | Time |
|---|---|
| 06/04/20 | 15:00:06 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 62256 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7799

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HOLDSWORTH MARY | 63613-406 | | 5/15/2014 | Change>Sale | 615,000 | No | No | | MARY HOLDSWORTH D.O.D 2/11/2014 BK 63613 PG 4 |
| HOLDSWORTH ROBE | 52289-10 | | 2/24/2009 | Family | 99 | No | No | | |
| | 9784-436 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/20/2018 | 1748 | Addition | 29,500 | C | | | | |
| 3/3/2017 | 229 | Redo Bas | 29,350 | O | | | | reno bsmnt add 1/2 |
| 7/14/2015 | 944 | Porch | 23,000 | | 7/14/2015 | | | Add a 20 x 14 deck |
| 6/23/2014 | 714 | Re-Roof | 11,900 | | | | | |
| 5/21/2014 | 503 | Renovate | 32,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/4/2020 | Permit Visit | DGM | D Mann |
| 9/13/2017 | Permit Visit | DGM | D Mann |
| 9/13/2017 | Left Notice | DGM | D Mann |
| 9/21/2016 | Meas/Inspect | DGM | D Mann |
| 7/25/2016 | Left Notice | DGM | D Mann |
| 7/25/2016 | Permit Visit | DGM | D Mann |
| 7/1/2014 | External Ins | PC | PHIL C |
| 2/12/2009 | Meas/Inspect | 294 | PATRIOT |
| 11/16/1999 | Inspected | 267 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6711 | | Sq. Ft. | Site | | 0 | 70. | 0.93 | 4 | | | | | | | | | 434,932 | | | | | | 434,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15406 | Total SF/SM: | 6711 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 434,932 | Spl Credit | | Total: | 434,900 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | 1 | Rating: | Very Good |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.17605209 |
| Const Adj.: | 0.98734993 |
| Adj $ / SQ: | 150.953 |
| Other Features: | 142250 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 675222 |
| Depreciation: | 125591 |
| Depreciated Total: | 549631 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

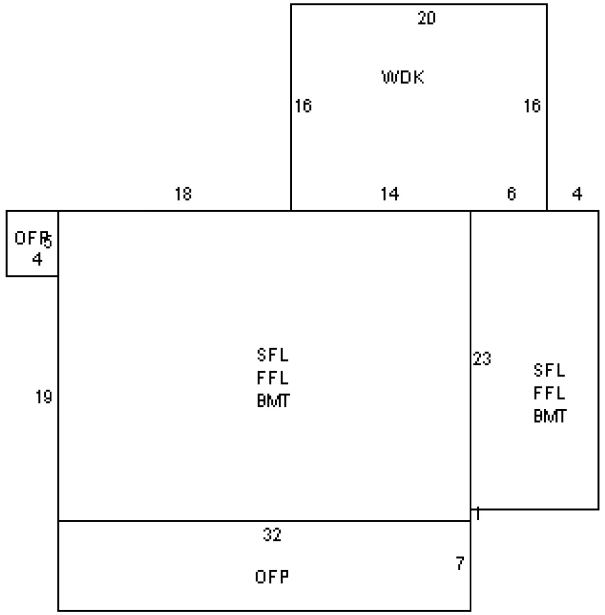
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 200.77 |
| Special Features: | 0 | Val/Su Net: | 154.47 |
| Final Total: | 549600 | Val/Su SzAd | 275.35 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 998 | 55.760 | 55,647 |
| FFL | First Floor | 998 | 150.950 | 150,651 |
| SFL | Second Floor | 998 | 150.950 | 150,651 |
| WDK | Deck | 320 | 9.010 | 2,883 |
| OFP | Open Porch | 244 | 22.970 | 5,604 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,558 | | | Total: | 365,436 |
| Size Ad | 1996 | Gross Area | 3558 | FinArea | 2246 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 25 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 095.0-0002-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |